

P.F. STAMP

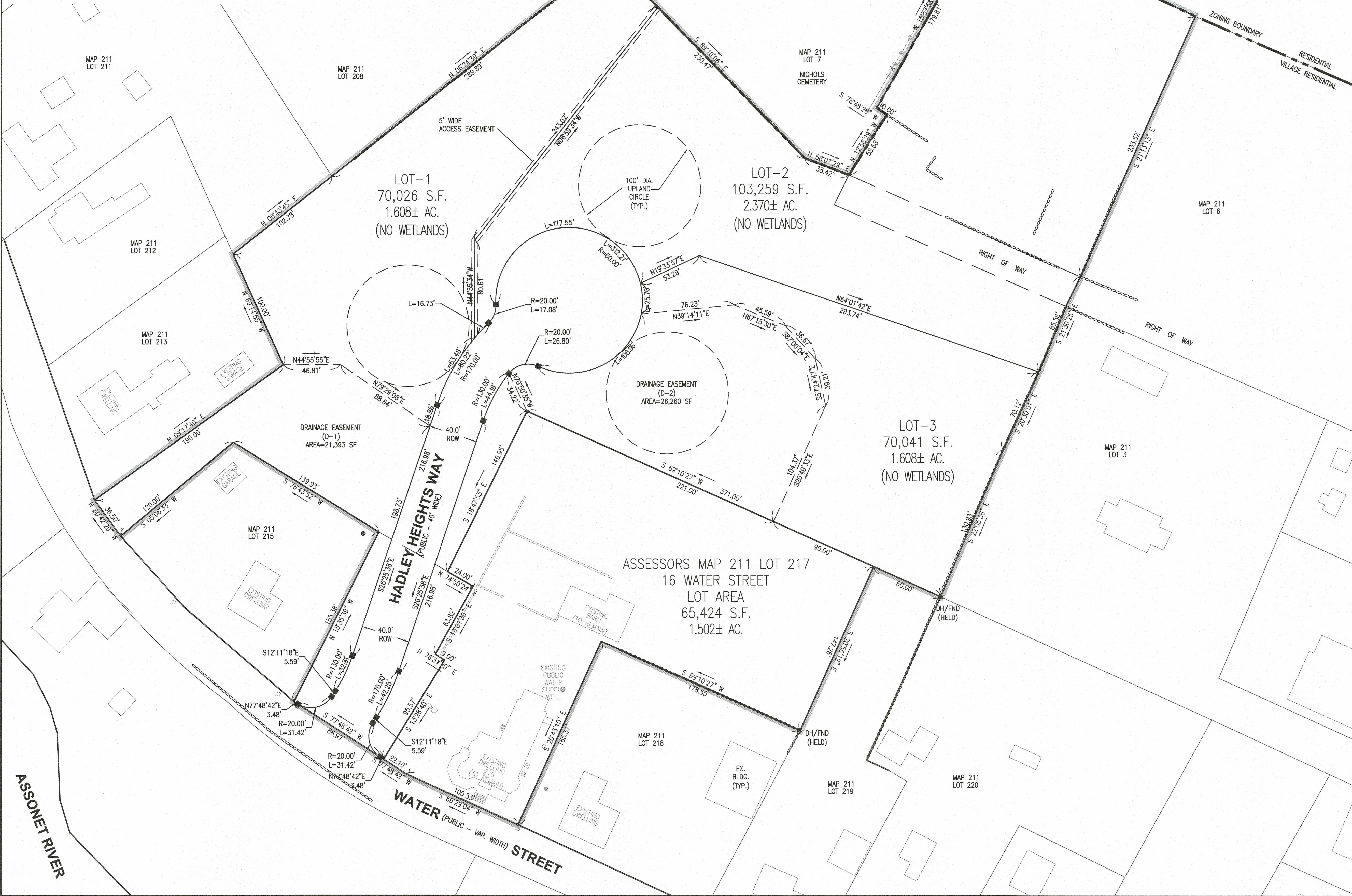
JUNE 12, 2020

DATE _____

ZONING INFORMATION	
VILLAGE RESIDENTIAL DISTRICT	
	REQUIRED
LOT AREA	70,000 S.F.
CONTIGUOUS UPLAND AREA	52,000 S.F.
LOT FRONTAGE	175 FEET
MIN. FRONTYARD SETBACK	10 FEET
MIN. SIDEYARD SETBACK	10 FEET
MIN. REARYARD SETBACK	10 FEET
MAXIMUM BUILDING COVERAGE	65%

1. PARCEL SHOWN IS ON FREETOWN ASSESSOR'S MAP 211 LOT 214 (0 WATER STREET), MAP 211 LOT 217 (16 WATER STREET) AND MAP 211 LOT 216 (18 WATER STREET) AND RECORDED IN DEED BOOK 7315, PAGE 320 (0 WATER STREET), DEED BOOK 9559, PAGE 292 (16 WATER STREET) AND DEED BOOK 9049, PAGE 239 (18 WATER STREET) IN THE BRISTOL COUNTY REGISTRY OF DEEDS. REFER TO PLAN BOOK 133 PAGE 13 IN THE BRISTOL COUNTY REGISTRY OF DEEDS.
2. PARCEL SHOWN IS LOCATED IN ZONING DISTRICT "VILLAGE RESIDENTIAL".
3. MINIMUM PARCEL AREA IS 70,000 S.F., MIN. PARCEL FRONTAGE IS 175 FEET & EACH LOT MUST CONTAIN A 100' DIAMETER CIRCLE THAT TOUCHES THE LOT FRONTAGE".
4. ZONING BUILDING SETBACK REQUIREMENTS:
FRONT=10'; SIDE=10'; REAR=10'.
5. PROPERTY LINE AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD SURVEY PROVIDED BY ZENITH LAND SURVEYING, LLC. NO KNOWN WETLANDS ARE LOCATED WITHIN 100' OF THE PROPOSED SYSTEM. NO KNOWN RIVERS, BROOKS OR STREAMS ARE LOCATED WITHIN 200' OF THE PROPOSED SYSTEM.
6. PROJECT IS NOT LOCATED WITHIN AN AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC).
7. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A NATURAL HERITAGE ESTIMATED AND PRIORITY HABITAT ACCORDING TO THE LATEST ON-LINE MAPS.
8. THE PROPERTY IS LOCATED IN ZONES AE-14 & X OF THE FLOOD INSURANCE RATE MAP FOR FREETOWN, MA (COMMUNITY PANEL NUMBER: 25005C02662, EFFECTIVE DATE: JULY 16, 2014).
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A ZONE "A" OF A SURFACE WATER SUPPLY PROTECTION AREA.
10. CONTRACTOR TO VERIFY BENCHMARKS FOR CONSISTENCY PRIOR TO CONSTRUCTION AND SHALL NOTIFY DGE OF ANY DISCREPANCIES.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG SAFE (1-888-DIG-SAFE) PRIOR TO THE COMMENCEMENT OF WORK AND ALL UNDERGROUND UTILITY COMPANIES TO CONFIRM LOCATIONS AND ELEVATIONS.
12. SITE IS TO BE SERVICED BY PUBLIC WATER SERVICE, AN ON-SITE SANITARY DISPOSAL SYSTEM, AND UNDERGROUND ELECTRIC/CABLE.
13. ELEVATIONS SHOWN ARE ON NAVD-88 DATUM.

WAIVERS FROM THE FREETOWN SUBDIVISION RULES AND REGULATIONS ARE REQUESTED FOR ROAD LAYOUT WIDTH, DRAINAGE, SIDEWALKS, UNDERGROUND UTILITIES, STREET TREES, CURBING AND PAVEMENT WIDTH.

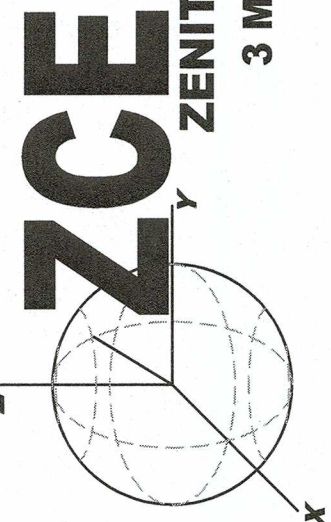


■ DENOTES CONCRETE BOUND TO BE SET



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ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208



SHEET NAME:	PROJECT SITE:	DESIGNED BY:	DRAWN BY:	DATE:	REV.	DATE	DESCRIPTION	BY	APP.
DEFINITIVE PLAN OF LAND LOTTING SHEET	THE RESIDENCES AT THE ASSONNET INN ASSONNET, MASSACHUSETTS	CHECKED BY:	NCZ	6-12-2020					
		DRAWING SCALE	NCZ	0594-01-01					
	NYNELYON, INC. PO BOX 147 EAST FREETOWN, MASSACHUSETTS 02717	1"=40'	NCZ						
		SHEET ID	NCZ						

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTROL EROSION AND PREVENT SEDIMENTATION BEYOND THE LIMIT OF WORK OR OFFSITE PROPERTIES. IT IS INTENDED THAT THE IMPLEMENTATION OF THE FOLLOWING MEASURES WILL MEET THIS GOAL. WHEN IT IS CLEAR TO THE DESIGNER THAT EROSION AND SEDIMENTATION HAVE BEEN ADEQUATELY CONTROLLED WITHOUT THE IMPLEMENTATION OF EVERY MEASURE, ADDITIONAL MEASURES NEED NOT BE IMPLEMENTED. ALTERNATIVELY, IF ALL OF THE FOLLOWING MEASURES HAVE BEEN IMPLEMENTED AND THE CONTROL OF EROSION AND SEDIMENTATION IS INADEQUATE, THE CONTRACTOR MUST EMPLOY SUFFICIENT SUPPLEMENTAL MEASURES BEYOND THE SCOPE OF THIS PLAN.

- | | |
|---------------------|-----|
| KENTUCKY BLUE GRASS | 45% |
| CREeping RED FESCUE | 45% |
| PERENNIAL RYEGRASS | 10% |

SEED TO BE APPLIED AT A RATE OF 4 LBS./1000 SQ. FT.
PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 15. AFTER OCTOBER 15,
AREAS WILL BE STABILIZED WITH HAYBALE CHECK, FILTER FABRIC, OR WOODCHIP MULCH, AS REQUIRED,
TO CONTROL EROSION.

5. AREAS THAT ARE NOT IN LOCATION OF ACTIVE CONSTRUCTION WHICH ARE TO BE LEFT BARE FOR OVER ONE MONTH BEFORE FINISHED GRADING AND SEEDING IS ACHIEVED, SHALL BE MULCHED OR RECEIVE TEMPORARY STABILIZATION SUCH AS JUTE NETTING OR SHALL RECEIVE A TEMPORARY SEEDING OF PERENNIAL RYEGRASS APPLIED TO A RATE OF 2 LBS./1,000 SQ. FT. LIMESTONE (EQUIVALENT TO BE 50 PERCENT CALCIUM PLUS MAGNESIUM OXIDE) SHALL BE APPLIED AS SEEDBED PREPARATION AT A RATE OF 90 LBS./1,000 SQ. FT. PLANTING SEASONS SHALL BE APRIL 1 TO JUNE 1 AND AUGUST 1 TO OCTOBER 1. AREAS TO BE LEFT BARE BEFORE FINISH GRADING AND SEEDING OUTSIDE OF PLANTING SEASONS SHALL RECEIVE AN AIR-DRIED WOOD CHIP MULCH, FREE OF COARSE MATTER.

7. AT ALL PROPOSED FILL AREAS WHICH ARE NOT CURRENTLY SHOWN ON THESE PLANS, THE CONTRACTOR SHALL ESTABLISH AN EROSION CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) ABOUT TEN (10') FEET FROM TOE TO SLOPE OF PROPOSED FILL AREAS PRIOR TO BEGINNING FILL INSTALLATION. STABILIZATION OF SLOPES IN FILL AREAS (USING MULCH OR GRASS) SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMMENCEMENT OF FILL INSTALLATION.

8. STABILIZATION OF SLOPES IN CUT AREAS (USING MULCH OR GRASS) AND THE INSTALLATION OF CONTROL LINE (HAYBALE CHECK OR FILTER FABRIC) AT THE TOE OF SLOPE SHALL BE INITIATED WITHIN THIRTY (30) DAYS OF COMPLETION.

9. SEDIMENT REMOVED FROM CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT OF THE PLAN. ALL HAYBALES OR SILT FENCE RETAINING SEDIMENT OVER 1/2 THEIR HEIGHT SHALL HAVE THE SEDIMENT REMOVED AND ALL DAMAGED EROSION CONTROLS SHALL BE REPAIRED OR REPLACED.

10. CONTRACTOR WILL BE ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS EROSION AND SEDIMENT CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR CONVEYING A COPY OF THE EROSION AND SEDIMENT CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

11. THE CONTRACTOR SHALL SECURE THE SERVICES OF A PROFESSIONAL ENGINEER, WHO SHALL VERIFY IN THE FIELD THAT THE CONTROLS REQUIRED BY THIS PLAN ARE PROPERLY INSTALLED, SHALL MAKE INSPECTION OF SUCH FACILITIES NOT LESS FREQUENTLY THAN EVERY 14 DAYS OR AFTER A RAINFALL IN EXCESS OF 1/2 INCH, WHICHEVER OCCURS FIRST.

12. STOCKPILES OF SOIL SHALL BE SURROUNDED BY A SEDIMENT BARRIER. SOIL STOCKPILES TO BE LEFT BARE FOR MORE THAN THIRTY (30) DAYS SHALL BE STABILIZED WITH TEMPORARY VEGETATION OR MULCH. IF SOIL STOCKPILES ARE TO REMAIN FOR MORE THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED IN PLACE OF HAYBALES. SIDE SLOPES SHALL NOT EXCEED 2:1.

13. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DUST AND WIND EROSION THROUGHOUT THE LIFE OF HIS CONTRACT. DUST CONTROL SHALL INCLUDE, BUT IS NOT LIMITED TO SPRINKLING OF WATER ON EXPOSED SOILS AND HAUL ROADS. CONTRACTOR SHALL CONTROL DUST TO PREVENT A HAZARD TO TRAFFIC.

14. IF FINAL GRADING IS TO BE DELAYED FOR MORE THAN THIRTY (30) DAYS AFTER LAND DISTURBANCES CEASE, TEMPORARY VEGETATION OR MULCH SHALL BE USED TO STABILIZE SOILS.

15. SILT SOCK SHALL BE USED ONLY AS A TEMPORARY MEASURE. WHERE CONTROL MEASURES WILL BE REQUIRED FOR LONGER THAN SIXTY (60) DAYS, FILTER FABRIC SHALL BE USED.

16. WHERE DOWATERING IS NECESSARY, THERE SHALL NOT BE A DISCHARGE DIRECTLY INTO WETLANDS OR WATERCOURSES. PROPER METHODS AND DEVICES SHALL BE UTILIZED TO THE EXTENT PERMITTED BY LAW, SUCH AS PUMPING WATER INTO A TEMPORARY SEDIMENTATION BOWL, PROVIDING SURGE PROTECTION AT THE INLET AND THE OUTLET OF PUMPS, OR FLOATING THE INTAKE OF THE PUMP, OR OTHER METHODS TO MINIMIZE AND RETAIN THE SUSPENDED SOLIDS. IF A PUMPING OPERATION IS CAUSING TURBIDITY PROBLEMS, SAID OPERATION SHALL CEASE UNTIL SUCH TIME AS FEASIBLE MEANS OF CONTROLLING TURBIDITY ARE DETERMINED AND IMPLEMENTED. SAID DISCHARGE POINTS SHALL BE LOCATED OVER 100 FEET FROM THE DELINEATED WETLANDS AS INDICATED ON THIS PLAN.

THE OPERATION AND MAINTENANCE (O&M) SCHEDULE DURING THE CONSTRUCTION PHASE IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR SITE CONTRACTOR. THE OUTLINE BELOW SHALL BE ADHERED TO AS CLOSELY AS POSSIBLE TO ENSURE THE PROPER CONSTRUCTION AND FUNCTION OF THE DRAINAGE SYSTEM.

1. PRIOR TO CONSTRUCTION, SILT SOCK SHALL BE INSTALLED PER THE APPROVED PLANS. THE SILT SOCK SHALL BE INSPECTED PRIOR TO A LARGE STORM EVENT TO ENSURE THAT THE EROSION CONTROL WILL FUNCTION AS REQUIRED AND FOLLOWING A STORM TO INSPECT FOR DAMAGE TO THE EROSION CONTROL ELEMENTS. ANY DAMAGE OR IMPROPER INSTALLATION THAT IS NOTICED PRIOR TO OR FOLLOWING A STORM EVENT SHALL BE PROMPTLY REPLACED OR REPAIRED IN A SATISFACTORY MANNER SO AS TO PREVENT SEDIMENT FROM BYPASSING THE EROSION CONTROL BARRIER.
2. THE LIMIT OF CLEARING SHOWN ON THE APPROVED PLAN SHALL BE STRICTLY ADHERED TO. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE LEVEL OF SAFETY OF STANDING TREES.
3. THE ROADWAY CONSTRUCTION AND ASSOCIATED GRADING SHALL BE STABILIZED AS SOON AS POSSIBLE AFTER CONSTRUCTION. METHODS OF STABILIZATION INCLUDE, BUT ARE NOT LIMITED TO, HYDROSEED, LOAM AND SEED, STRAW MULCH, EROSION CONTROL BLANKETS, ETC.

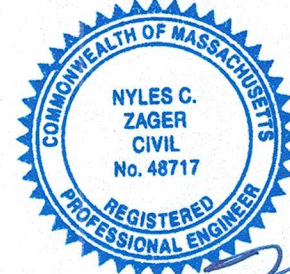


ENDORSED:

I, _____, CLERK OF THE TOWN OF FREETOWN,
HEREBY CERTIFY THAT NOTICE OF APPROVAL OF THIS PLAN BY
THE FREETOWN PLANNING BOARD WAS RECEIVED AND
RECORDED ON _____ AT THIS OFFICE. NO NOTICE
OF APPEAL WAS RECEIVED DURING THE TWENTY (20) DAYS
NEXT AFTER SUCH RECEIPT AND RECORDING OF SAID NOTICE.

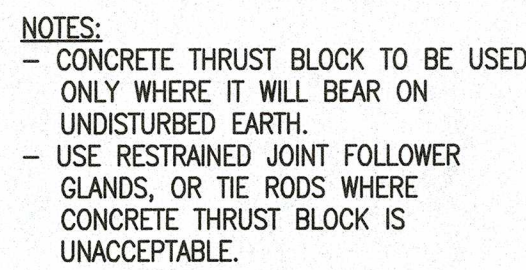
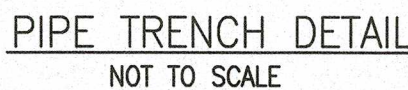
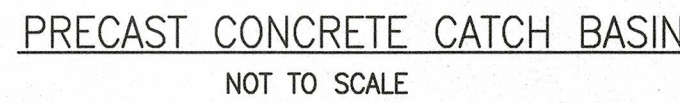
SUBDIVISION APPROVED _____, SUBJECT TO A
PERFORMANCE COVENANT DATED _____ RUNNING
WITH THE LAND, TO BE DULY RECORDED WITH THIS PLAN BY OR
FOR THE OWNER OF RECORD.

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS, AND THE TOWN OF FREETOWN PLANNING BOARD, EXCEPT WHERE WAIVERS ARE REQUESTED.

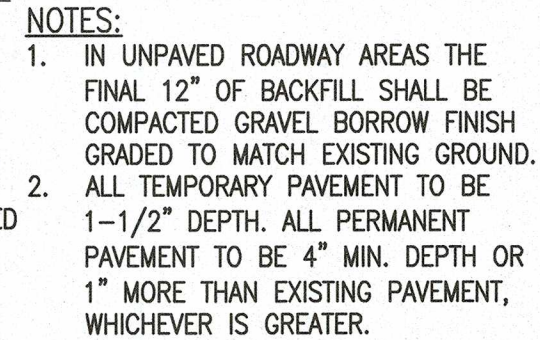
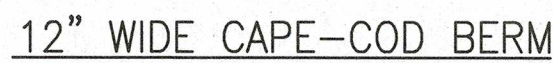


DATE _____

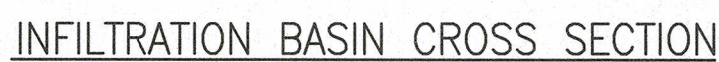
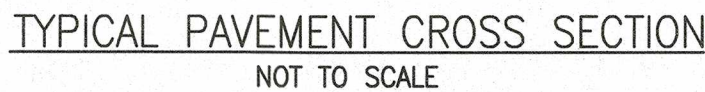
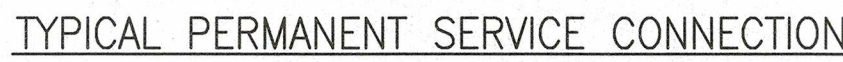
SHEET NAME: DEFINITIVE PLAN OF LAND EROSION CONTROL PLAN	PROJECT SITE: THE RESIDENCES AT THE ASSONNET INN ASSONNET, MASSACHUSETTS	DRAWN BY: NCZ	DATE: 6-12-2020	REV.	DESCRIPTION	BY	APP.
		DESIGNED BY: RE	PROJECT 0594-01-01				
CLIENT INFO: NYNELYON, INC. PO BOX 147 EAST FREETOWN, MASSACHUSETTS 02747		CHECKED BY: NCZ	DRAWING SCALE 1"=40'				
		APPROVED BY NCZ	SHEET ID EC1				



HYDRANT AND VALVE DETAIL
NOT TO SCALE



WATERMAIN TRENCH DETAIL
NOT TO SCALE



INFILTRATION BASIN NOTES:

THE CONTRACTOR IS CAUTIONED THAT THE DETENTION BASIN IS DESIGNED TO INFILTRATE/RECHARGE STORMWATER PRIMARILY THROUGH THE BOTTOM AND SIDES OF THE BASIN. CONSTRUCTION TECHNIQUES THAT WOULD POTENTIALLY DIMINISH THE FILTRATION CAPACITY OF THE UNDERLYING SOILS ARE TO BE AVOIDED. COMPACTION AND SILTATION OF THE BASIN DURING CONSTRUCTION IS PROHIBITED.

- A.) DO NOT UTILIZE ANY PORTION OF THE BASIN FLOOR AS A HAUL ROAD FOR MATERIAL AND HEAVY EQUIPMENT.
B.) DO NOT COMPACT SOILS IN THE BASIN FLOOR.
C.) DO NOT PLACE GRAVEL OR OTHER MATERIALS TO STABILIZE THE BASIN FLOOR FOR CONSTRUCTION VEHICULAR TRAVEL ACCESS.
D.) STRICT COMPLIANCE WITH THE EROSION CONTROL PLAN AND THE STORMWATER OPERATIONS AND MAINTENANCE PLAN IS NECESSARY.
E.) BASIN CONSTRUCTION SHALL OCCUR AT THE EARLY STAGES OF THE PROJECT CONSTRUCTION SO THAT THEY ARE FULLY VEGETATED AND STABILIZED PRIOR TO RECEIVING STORMWATER.
F.) RIP-RAP IN THE BOTTOM OF THE BASIN TO BE PLACED, NOT DUMPED. DO NOT COMPACT.
G.) DO NOT USE THE INFILTRATION BASIN AS A TEMPORARY SEDIMENT BASIN OR DE-WATERING BASIN.
H.) AS PART OF THE INFILTRATION BASIN CONSTRUCTION, THE CONTRACTOR SHALL REMOVE TOPSOIL, SUBSOIL, AND OTHER UNSUITABLE SOIL THAT MAY BE ENCOUNTERED DOWN TO THE DEPTH OF THE "C2" LAYER REFERENCED IN THE SOIL LOGS. THIS REMOVED MATERIAL SHALL BE REPLACED BY CLEAN SAND WHICH MEETS TITLE V (310 CMR 15.255) REQUIREMENTS. PRIOR TO THE REPLACEMENT OF THE SAND, A TITLE V PERCOLATION TEST SHALL BE COMPLETED IN THE "C2" LAYER AND A SIEVE ANALYSIS OF THE CLEAN SAND SHALL BE COMPLETED. THE RESULTS OF EACH SHALL BE PROVIDED TO THE DESIGN ENGINEER AND THE PLANNING BOARD.

SOIL LOG FOR DRAINAGE:

DATE: 6-24-2020
PERFORMED BY: NYLES ZAGER, ZENITH CONSULTING ENGINEERS, LLC.
WITNESSED BY: NO WITNESS

DEPTH (INCHES)	D-1	ELEV. (FEET)
0		11.0
38	FILL	7.8
46	B SANDY LOAM 10YR 5/8	7.1
100	C1 MED-COARSE SAND & GRAVEL 2.5Y 5/4	2.7
	MOTTLING @ 72"	
	WEEPING @ NONE	
	STANDING @ NONE	
	ESHW EL= 5.0	

MOTTLING @ 72"
 WEEPING @ NONE
 STANDING @ NONE
 ESHW EL.= 5.0

COMMONWEALTH OF MASSACHUSETTS
NYLES C.
ZAGER
CIVIL
No. 48717
REGISTERED
PROFESSIONAL
RECORDERS
019-552-7110
TAMP

P.E. STAMP

ONSULTING ENGINEERS, LLC
STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

DATE:	REV.	DATE	DESCRIPTION	BY	APP.
6-12-2020					
PROJECT NUMBER					
0594-01--01					
DRAWING SCALE					
NOT TO SCALE					
SHEET ID					
D1					

SHEET NAME: **DEFINITIVE PLAN OF LAND
DETAIL SHEET**

PROJECT SITE: THE RESIDENCES AT THE ASSONET INN
ASSONET, MASSACHUSETTS

CLIENT INFO: **NYNELYN, INC.**
PO BOX 147

EAST FREETOWN, MASSACHUSETTS 02717